

OFFICE SPACE > FOR LEASE



Glenmore Commerce Court

4000 GLENMORE COURT SE, CALGARY AB



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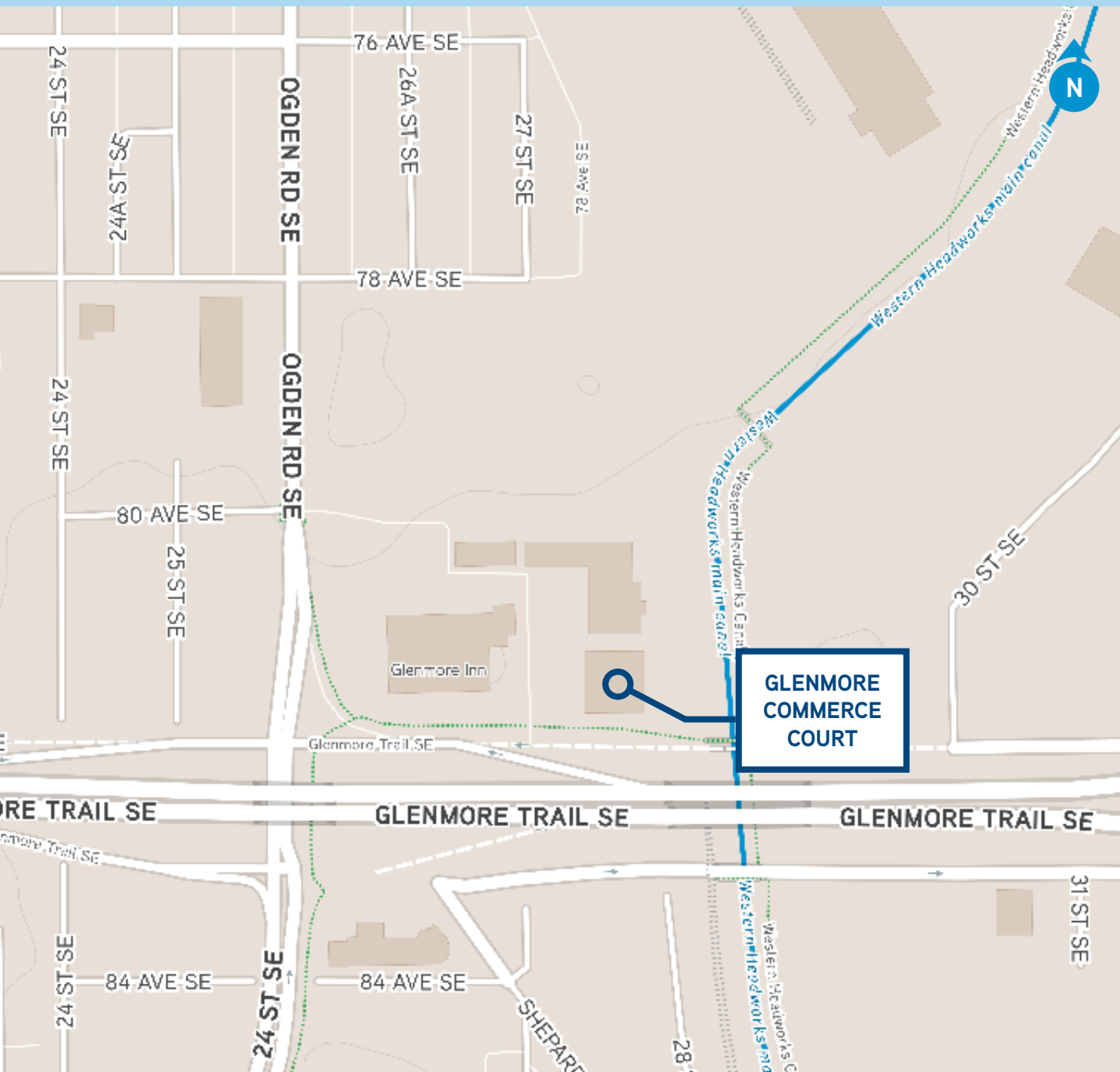
BUILDING FEATURES

PROPERTY ADDRESS:	4000 Glenmore Court SE, Calgary, AB
TERM:	1 - 5 Years (Flexible)
ANNUAL NET RENTS:	Market Rates
ESTIMATED OPERATING COSTS & TAXES:	\$14.88 (2019)
PARKING:	Surface: Free of Charge (ample) Underground: \$65/Stall/Month (1:628)
FIBER OPTIC:	Telus
CONSTRUCTED:	1978
LANDLORD:	Glenmore Commerce Court Capital Corp.

AVAILABLE SPACE

Suite 210	-	3,681 square feet	AVAILABLE IMMEDIATELY
Suite 220	-	1,726 square feet	AVAILABLE IMMEDIATELY
Suite 250	-	2,190 square feet	AVAILABLE IMMEDIATELY

BUILDING LOCATION



AMENITIES



UPGRADED ACCESS FROM THE NEW GLENMORE OVERPASS AND QUICK ACCESS TO MACLEOD AND BLACKFOOT TRAILS



15-MINTUES FROM DOWNTOWN



CLOSE ACCESS TO BUS ROUTES #4, #72, #133, #151, AND #734



NEARBY RESTAURANTS INCLUDE: TANDOORI PALACE, GONDOLA PIZZA, AND ADOBO EXPERIENCE



CLOSE PROXIMITY TO THE GLENMORE INN & CONVENTION CENTRE

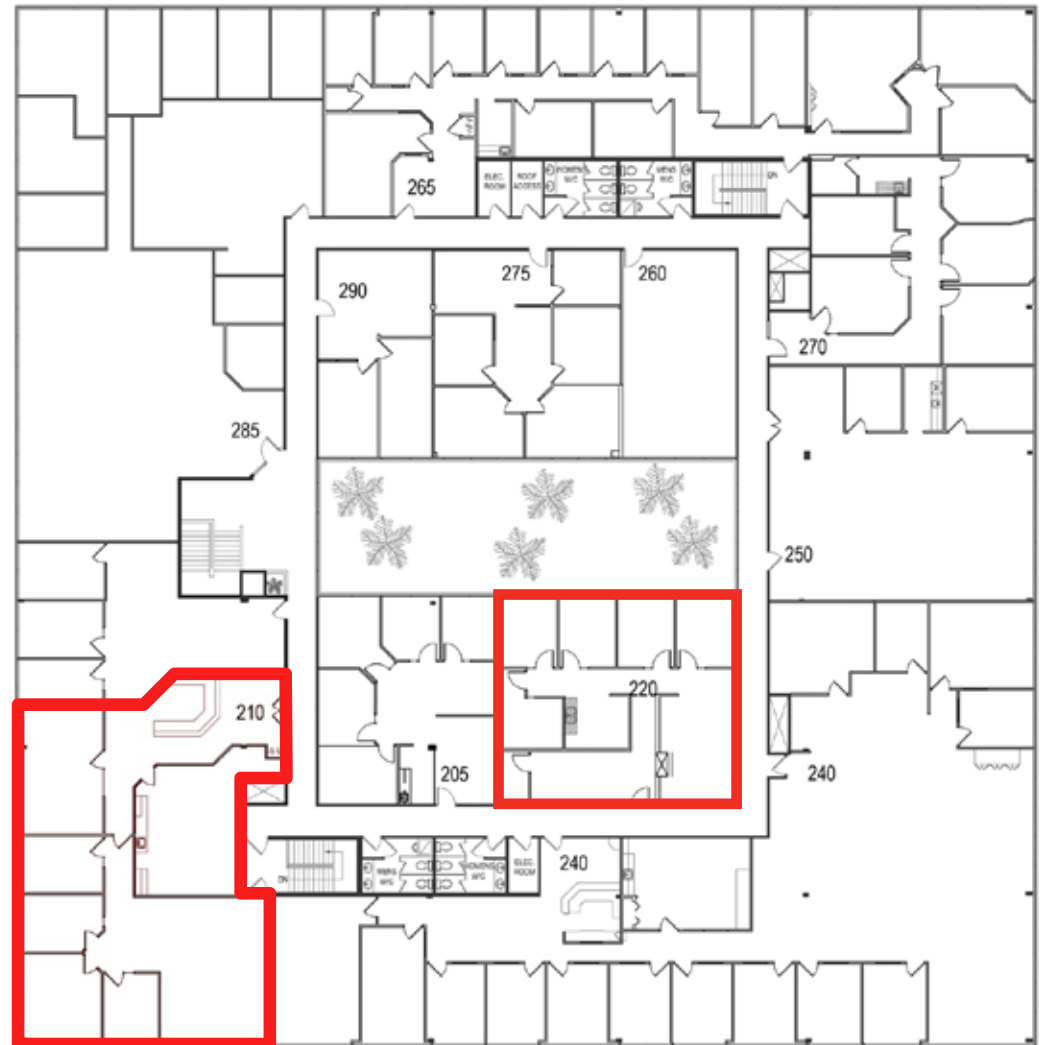
FLOOR PLANS

SUITE 210 - 3,681 SF

- 5 Offices
- Kitchen Area
- Reception
- Open Work Area

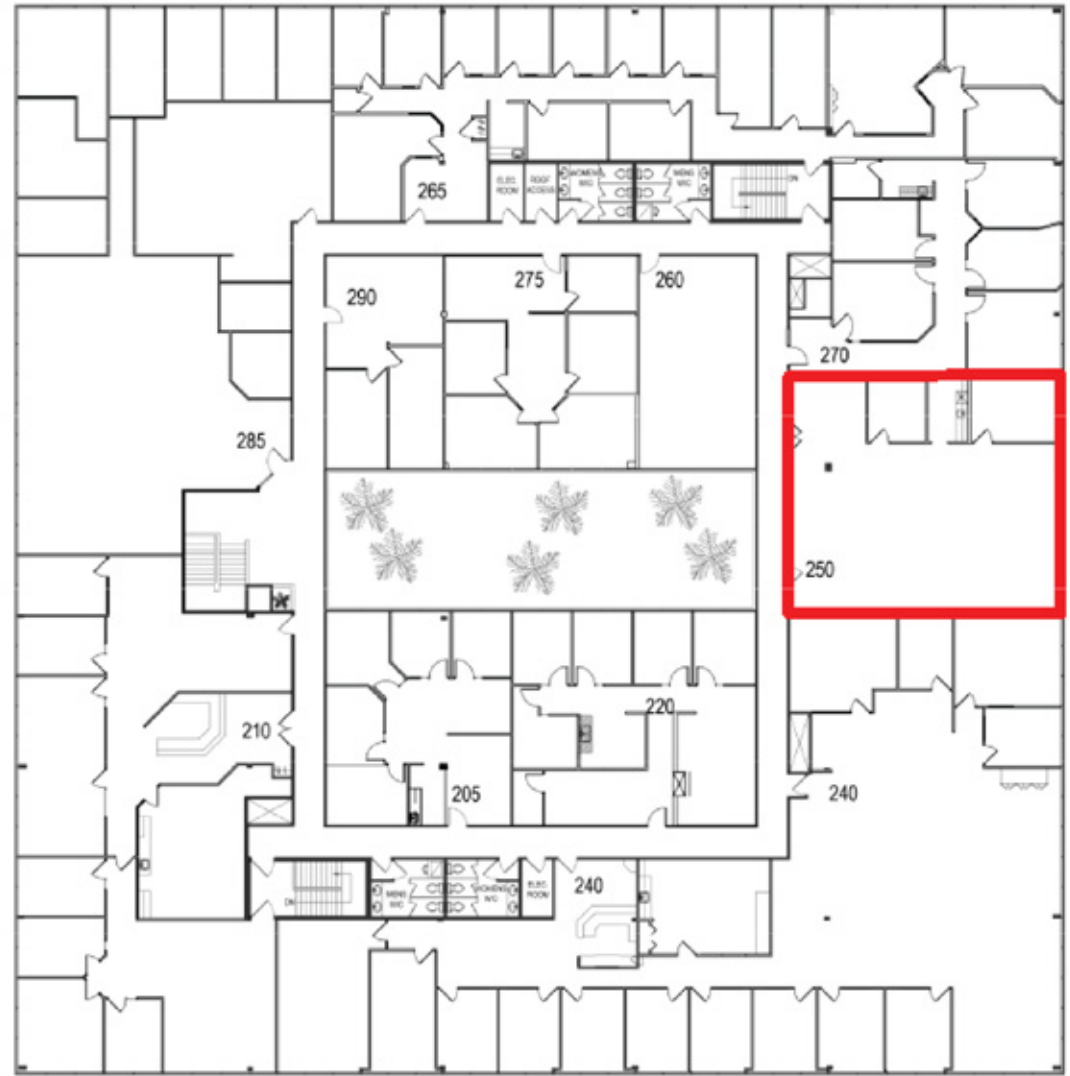
SUITE 220 - 1,726 SF

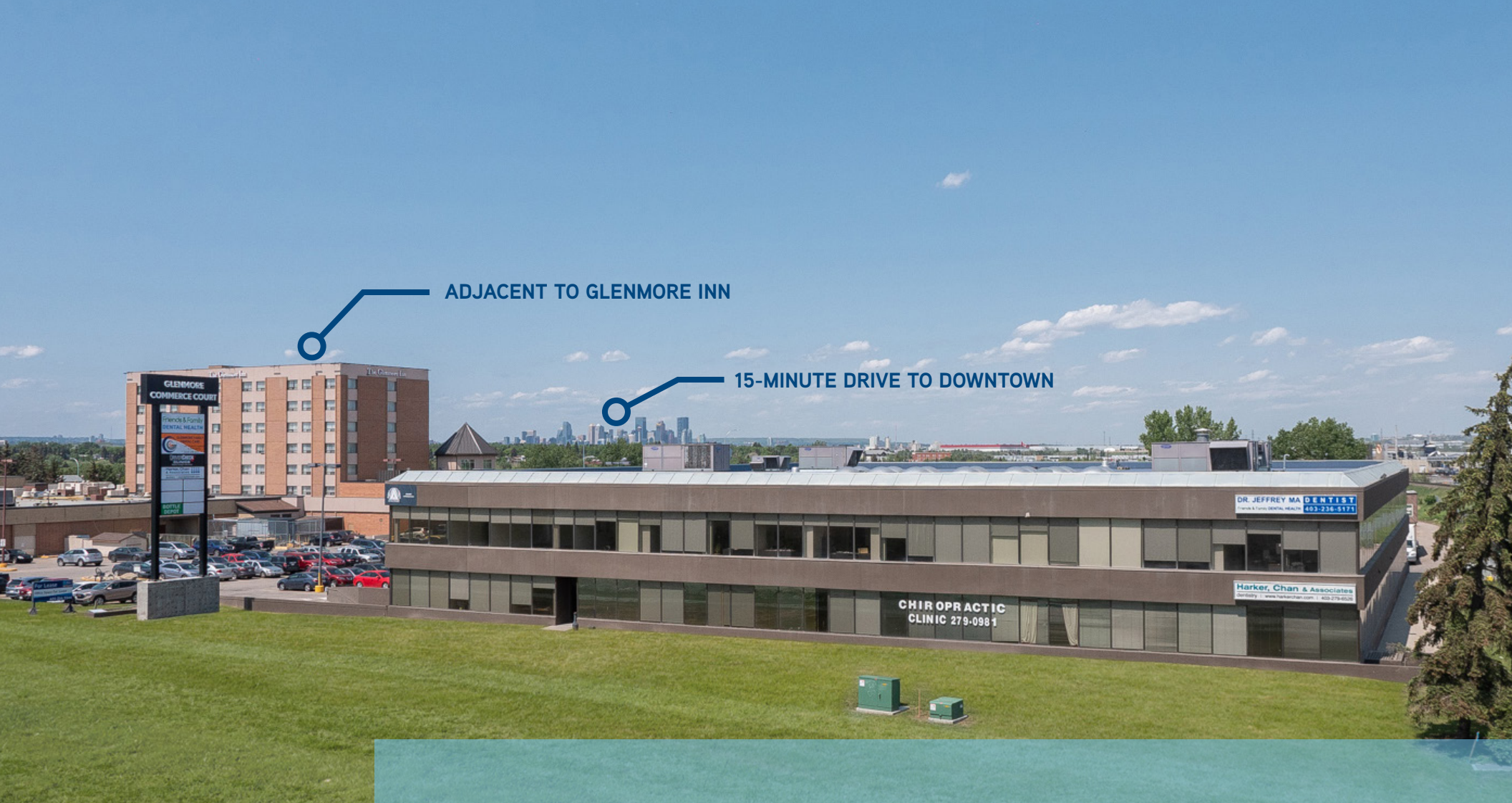
- 4 Offices
- Kitchen Area
- Reception
- Open Work Area
- Storage Area



SUITE 250 - 2,190 SF

- 2 Offices
- Kitchen Area
- Open Work Area





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